095.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,231,600 / 1,231,600
					USE VALUE:	1,231,600 / 1,231,600
					ASSESSED:	1,231,600 / 1,231,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LALLY PATRICIA A/TRUSTEE
Owner 2:	PATRICIA A LALLY REVOCABLE TR
Owner 3:	
Street 1:	4 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 14,589 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1907, having primarily Clapboard Exterior and 3620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14589.000	687,000	4,300	540,300	1,231,600
Total Card	0.335	687,000	4,300	540,300	1,231,600
Total Parcel	0.335	687,000	4,300	540,300	1,231,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.22 | /Parcel: 340.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 62194
GIS Ref:
GIS Ref:
Insp Date: 11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	687,200	4300	14,589.	540,300	1,231,800	1,231,800	Year End Roll	12/18/2019
2019	101	FV	511,600	4300	14,310.	535,100	1,051,000	1,051,000	Year End Roll	1/3/2019
2018	101	FV	511,600	4300	14,310.	458,600	974,500	974,500	Year End Roll	12/20/2017
2017	101	FV	511,600	4300	14,310.	428,000	943,900	943,900	Year End Roll	1/3/2017
2016	101	FV	511,600	4300	14,310.	366,900	882,800	882,800	Year End	1/4/2016
2015	101	FV	498,700	4300	14,310.	328,700	831,700	831,700	Year End Roll	12/11/2014
2014	101	FV	498,700	4300	14,310.	304,200	807,200	807,200	Year End Roll	12/16/2013
2013	101	FV	498,700	4300	14,310.	290,100	793,100	793,100		12/13/2012

!7792!

PRINT

Date	Time
12/10/20	22:24:01

LAST REV

Date	Time
06/21/19	11:05:07
apro	
7792	

USER DEFINED

Prior Id # 1:	62194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LALLY PATRICIA	71887-399	1	11/15/2018	Portion-Asst	10	No	No		561 sqft --> 95-2-9 see plan 927 of 2018
LALLY PATRICIA	70786-217		3/28/2018	Convenience	1	No	No		
TYRRELL JOHN/ET	24017-70		12/9/1993		271,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2011	1534	Re-Roof	3,900					
1/7/2000	31	Addition	80,000					2 ST ADD

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	CC	Chris C
6/15/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14589		Sq. Ft.	Site		0	70.	0.53	4			Med. Tr	-10					540,334						540,300	

Total AC/HA: 0.33492 | Total SF/SM: 14589 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 540,334 | Spl Credit | Total: 540,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94005525
Const Adj.:	0.98500049
Adj $ / SQ:	115.744
Other Features:	92000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	843985
Depreciation:	156981
Depreciated Total:	687004

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	1

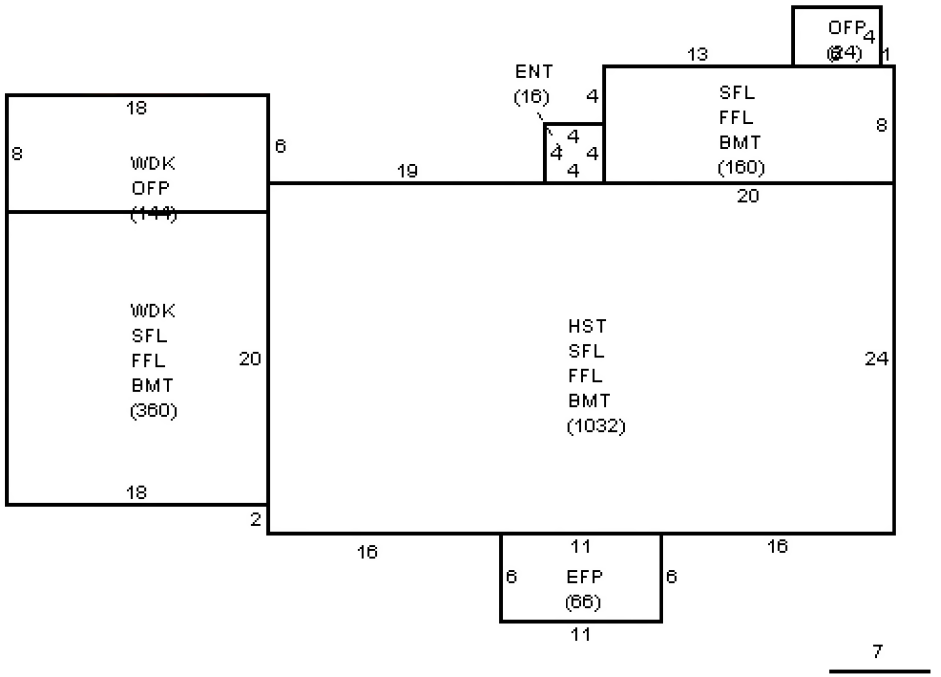
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	
Totals			
1	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,552	34.720	53,891
FFL	First Floor	1,552	115.740	179,635
SFL	Second Floor	1,552	115.740	179,635
HST	Half Story	516	115.740	59,724
WDK	Deck	504	7.860	3,964
OFP	Open Porch	168	25.930	4,356
EFP	Enclos Porch	66	67.450	4,452
ENT	ENTRY	16	26.000	416
	Net Sketched Area:	5,926	Total:	486,073
Size Ad	3620	Gross Are	6442	FinArea 3620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.99
Special Features:	0	Val/Su Net:	115.93
Final Total:	687000	Val/Su SzAd	189.78

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1915	21.25	T	50	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300